

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 20th day of May 2013, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the Commission Chambers on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
David Craig	Y	41	27
Dean Bedwell	Y	108	102
Judy Day, Chairman	N	111	92
Casey Webb, Vice-Chairman	Y	41	34
Mike Good	N	23	17
Anthony Ledwig	Y	23	19
Howard Smith	Y	146	127

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director Jan Sanders, Admin Tech

Vice-Chairman Webb opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the May 6, 2013 meeting

A motion to approve the minutes of the May 6, 2013 meeting was made by Commissioner Craig, seconded by Commissioner Bedwell, and carried unanimously.

ITEM 2: Presentation and discussion of Subdivision regulations.

Vice-Chairman Webb stated this item would be presented at the end of the published meeting.

ITEM 3: Z-13-15 Rezoning a 22.15 acre tract of land consisting of a 20.12 acre tract of unplatted land and a 2.03 acre tract of unplatted land, in Section 74, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Agricultural District to Light Industrial District 1. (Vicinity: Airport Blvd. and 3rd Ave.)
APPLICANTS: Richard Warner and The City of Amarillo

Mr. Shaw stated the applicant is requesting the zoning change to relocate the existing Texas Air and Space Museum to the proposed site. The applicant plans to lease some of the building space for aircraft restoration and assembly, along with warehouse storage facilities. Mr. Shaw pointed out, to continue with a Light Industrial Zoning District boundary, the City owned 2.03 acre tract immediately to the west was also included in the request. Mr. Shaw commented staff feels the request is appropriate and recommends approval as submitted.

A motion to approve Z-13-15 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEM 4: Z-13-16 Rezoning of Lots 1 and 2, Block 1, McCarty Addition Unit No. 19, in Section 229, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys , and public ways to change from Planned Development District 327 and Light Commercial District to Amended Planned Development District for a document shredding and storage company.(Vicinity: SW 45th & McCarty Blvd.)
APPLICANT: Muff London

Vice-Chairman Webb stated the zoning was withdrawn by the applicant.

ITEM 5: P-13-31 Lakeside Estates Unit No. 6, a suburban subdivision to the City of Amarillo, being a portion of Lot 8, Block 7, Lakeside Estates Unit No. 2, in Section 16, Block 6, IGNRR Survey, Randall County, Texas. (Vicinity: S Western St & McCormick Rd)
DEVELOPER: Lonnie Hillhouse
SURVEYOR: David Miller

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-31 was made by Commissioner Craig, seconded by Commissioner Smith and carried unanimously.

ITEM 6: P-13-32 University Heights Unit No. 7, an addition to the City of Amarillo, being a replat of Lots 1-24, Block 49, University Heights, the previously vacated alley in Block 49, and the remaining portions of Lots 25-48, situated in Section 189, Block 2, AB&M Survey, Potter County, Texas.(2.44 acres)(Vicinity: W. Amarillo Blvd. & N. Fannin St.)
DEVELOPER(S): Tuanjai Lertphakorn
SURVEYOR: Jeff Reasoner

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-32 was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

ITEM 7: P-13-33 Wolflin Estates Unit No. 9, an addition to the City of Amarillo being a replat of Lot 2 and a portion of Lot 3, Block 40, Wolflin Estates, out of Section 186, Block 2, AB&M Survey Randall County, Texas (Vicinity: Lipscomb St & SW 34th Ave)
DEVELOPER: Joyce K. Attebury
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-33 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEM 8: P-13-34 McCormick Estates Unit No. 6, a suburban subdivision to the City of Amarillo, being an unplatted tract of land out of Section 15, Block 6, I&GN RR. CO. Survey, Randall County, Texas. (3.00 acres)(Vicinity: Patton Ave. & Halsey Tr.)
DEVELOPER(S): Lindsey and Jonathan Johnson
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-34 was made by Commissioner Ledwig, seconded by Commissioner Bedwell and carried unanimously.

CARRY OVERS:

ITEM 9: P-13-30 The Park Unit No. 7.

No action was taken on this plat.

PENDING ITEMS:

ITEMS 10-18: P-08-10 The Woodlands of Amarillo Unit No. 14, P-10-19 Dixon Acres Unit No. 5, P-11-31 Sundown Acres Unit No. 6, P-11-54 Tradewind Air Park Unit No. 19, P-12-23 Soncy Estates Unit No. 3, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-05 Beverly Gardens Unit No. 22, P-13-20 The Greenways at Hillside Unit No. 28.

No action was taken on these plats.

ITEM 19: P-13-23 Oakwood Addition Unit No. 5, an addition to the City of Amarillo, being a portion of Lot 7 Block 13, Oakwood Addition Unit No. 1 and a portion of an unplatted tract in Section 4, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Scotty Dr. & Venice Dr.)
DEVELOPER: Matt Griffith
SURVEYOR: H.O. Hartfield

A motion to approve P-13-23 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEMS 20-22: P-13-24 City View Estates Unit No. 13, P-13-25 City View Estates Unit No. 14, P-13-27 Avonbell Addition Unit No. 3.

No action was taken on these plats.

ITEM 23: P-13-29 Tascocita Unit No. 4, a suburban subdivision to the City of Amarillo, being a replat of Lots 7 and 8, Block 3, Tascocita Unit No. 1 and an unplatted tract of land in Section 46, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Tascocita Cir. & Tascosa Rd.)
DEVELOPER(S): Arthur and Barbara Latham
SURVEYOR: H.O. Hartfield

A motion to approve P-13-29 was made by Commissioner Craig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 2: Presentation and discussion of Subdivision regulations.

Mr. Shaw presented a general overview of current and proposed Subdivision regulations. A Subdivision, also known as a Plat, is required by State law when a land owner divides a tract of land into 2 or more parts. The platting process purpose allows a city the ability to determine how the community will grow. For example, to make sure a property is developed in an appropriate manner by the number of lots per acre, making sure the property has adequate access, adequate traffic circulation, and room for installation of utilities. The platting process is not just drawing boundary lines around a property, but rather promotes the appropriate type of growth and development in our city. Upon reviewing a proposed plat, the Planning staff will also take into consideration the surrounding property and development plans. Several examples of previous plats were reviewed to show how potential problems may occur. Mr. Shaw informed the Commissioners the current Plat timeline is on a 22-day schedule. Plats are submitted, Planners review and distribute to other City departments, staff meet and discuss comments, distribute comments to Developer, and corrected Plats are returned for action by P & Z (approved or denied to remain on agenda as a carryover) within the 30 day State deadline. Mr. Shaw stated issues to consider are if the abbreviated timeline creates additional concerns, and if the Plat requires public improvements what issues are created by not reviewing the related items simultaneously. After some discussion, Mr. Shaw mentioned the proposed Subdivision regulations will have a more formal application process requiring the submission to be complete before acceptance.

ITEM 24: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 25: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 4:00 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission